



140 Dominion Road, Worthing, BN14 8JW  
Guide Price £325,000

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A three bedroom bay fronted mid terrace house in this popular residential area benefitting from off road parking and views over Dominion Road Park. Briefly the accommodation comprises: entrance hall, open living/dining room, kitchen, first floor landing, three bedrooms and bathroom/wc. Externally there is a maintained rear garden and front garden with off road parking for one vehicle. CHAIN FREE. Further be include the home having double glazed windows and gas fired central heating.

- CHAIN FREE
- Three Bedrooms
- Terraced Family Home
- Two Reception Room
- Kitchen
- Bathroom/wc
- Rear Garden
- Front Garden with Parking
- Bay Fronted
- Close to local schools and shops





### Entrance Hall

Radiator. Central heating thermostat.

### Bay Fronted Lounge

3.76m into bay x 3.56m (12'4 into bay x 11'8)  
Double glazed bay window. Radiator. Picture rail. Opening to:

### Dining Room

3.81m x 3.51m (12'6 x 11'6)  
Double glazed French doors to rear garden. Radiator.

### Kitchen

3.76m x 2.67m (12'4 x 8'9)  
Roll edge work surface having inset 1 1/2 bowl stainless steel sink with mixer tap and draining board. Fitted 'Indesit' double oven. 4 ring gas hob with extractor cooker hood over. Space and plumbing for washing machine. Space for



tall fridge/freezer. Matching range of cupboards, drawers and eye level wall units. Two double glazed windows to side. Double glazed door to rear garden. Tiled floor. Understairs storage cupboard. Radiator.

Stairs from entrance hall to:

### Landing

Storage cupboard over stair bulkhead. Access hatch to loft. Radiator.

### Bedroom One

4.78m x 3.07m (15'8 x 10'1)  
Two double glazed windows to front overlooking Dominion Road Park. Radiator. Picture rail.

### Bedroom Two

3.53m x 2.90m (11'7 x 9'6)  
Double glazed window. Radiator. Picture rail.



### Bedroom Three

2.77m x 1.93m (9'1 x 6'4)  
Double glazed window. Radiator. Picture rail.

### Bathroom/wc

White suite comprising panelled bath with mixer tap and shower attachment with glazed screen. Fully tiled walls and tiled floor. Pedestal wash handbasin. Close couple WC. Mirrored medicine cabinet. Wall mounted towel radiator. Double glazed window.

### Outside

#### Rear Garden

Paved and shingled patio area. Majority being laid to lawn. Access via rear gate. 6ft fence surround. Borders of small trees and bushes.

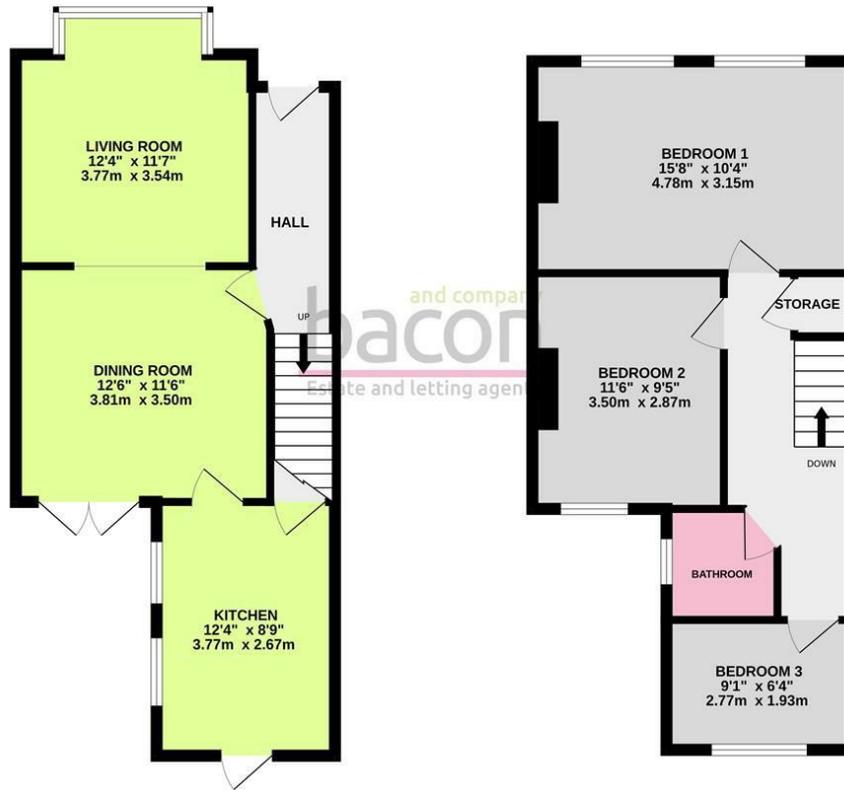
#### Front Driveway

Off Road parking for one vehicle. Borders of mature bushes. Paving to front door.



GROUND FLOOR

1ST FLOOR



TOTAL FLOOR AREA: 893sq. ft. (83.0 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>64</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These particulars are believed to be correct, but their accuracy is not guaranteed. They do not form part of any contract. The services at this property, ie gas, electricity, plumbing, heating, sanitary and drainage and any other appliances included within these details have not been tested and therefore we are unable to



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